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**JOHNSON COUNTY PARK AND RECREATION DISTRICT
BOARD OF COMMISSIONERS**

Paul E. Alvarado, Jr., Chair
Nancy Wallerstein, Vice Chair
James R. Azeltine, Secretary
Dr. Marvin E. Wollen, Treasurer
Gary K. Montague, Assistant Secretary
Anthony L. Adams, Assistant Treasurer
William J. Trout, Sr., Board Member

David A. Lindstrom, BOCC Liaison/Ex Officio Board Member

SPECIAL BOARD MEETING AGENDA

*Shawnee Mission Park Administrative Office Building
7900 Renner Road, Shawnee KS 66219*

*August 28, 2006
7:00 p.m.*

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MEETING AGENDA

III. PUBLIC COMMENTS

Members of the public may request to speak at this time on District matters that appear on the meeting agenda. All speakers will be required to provide their name and address for public record. The Board reserves the right to limit the amount of time and/or the number of speakers making public comments.

IV. DEFERRED COMPENSATION (457) & SUPPLEMENTAL RETIREMENT (401(A)) PLANS

V. RESOLUTION 06-05 – CALL FOR GENERAL OBLIGATION BOND ELECTION

SBM-1 Consider approval of Resolution 06-05 – A resolution authorizing the call of a bond election in the Johnson County Park and Recreation District for the purpose of submitting to the qualified electors of the District the question of issuing general obligation bonds of the District and providing for notice of the bond election.

VI. OTHER BUSINESS

VII. ADJOURNMENT

**JOHNSON COUNTY PARK AND RECREATION DISTRICT
BOARD BRIEFING SHEET**

Special Board Meeting: August 28, 2006

Problem/Issue (current policy if applicable to subject):

Consideration of Resolution 06-05 – General Obligation Bond Election.

Discussion & Impact (include short- and long-term financial and personnel impacts):

Per District statutes and County Election Commission requirements, staff is presenting draft Resolution 06-05 for Board consideration. This is a resolution authorizing the call of a bond election in the Johnson County Park and Recreation District for the purpose of submitting to the qualified electors of the District the question of issuing general obligation bonds of the District and providing for notice of the bond election.

The purpose of the general obligation bonds would be to acquire land within the Blue Valley School District for park purposes and to develop thereon soccer fields, training and community facilities, concessions, restrooms, general maintenance facilities, and all related appurtenances, pursuant to K.S.A. 19-2862j, K.S.A. 19-2874, and K.S.A. 10-101 et. seq.

If approved, the District would place on the November 7, 2006 election a ballot question with the following proposition:

Shall the following be adopted?

Shall the Johnson County Park and Recreation District issue general obligation bonds in an amount not to exceed \$75,000,000 to acquire land for park purposes within the boundaries of Unified School District No. 229, Johnson County, State of Kansas (Blue Valley School District), and to develop thereon soccer fields, training and community facilities, concessions, restrooms, general maintenance facilities and all related appurtenances, all pursuant to K.S.A. 19-2862j, K.S.A. 19-2874 and K.S.A. 10-101 et seq.?

Financial Impact: Total estimated mill levy rate necessary is .693 mills. The District expects to spread principal payments on the bonds over approximately 20 years with an expected final maturity in 2027. Based on a home valued at \$200,000, the cost to the taxpayer would be approximately \$1.33 per month or \$15.94 per year.

Alternatives available:

- Approve as presented.
- Modify and approve modified resolution.
- Do not approve.

Prepared by: Michael Meadors, Director Phone: 913-438-7275

DRAFT

JOHNSON COUNTY PARK AND RECREATION DISTRICT
BOARD OF PARK AND RECREATION COMMISSIONERS

RESOLUTION NO. 06-05

A RESOLUTION AUTHORIZING THE CALL OF A BOND ELECTION IN THE JOHNSON COUNTY PARK AND RECREATION DISTRICT FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED ELECTORS OF THE DISTRICT THE QUESTION OF ISSUING GENERAL OBLIGATION BONDS OF THE DISTRICT AND PROVIDING FOR NOTICE OF THE BOND ELECTION.

WHEREAS, K.S.A. 19-2874 authorizes the Board of Park and Recreation Commissioners of the Johnson County Park and Recreation District (the "District") to issue bonds to acquire real estate and to improve the park system or any part thereof and to issue general obligation bonds of the District to pay such cost; provided that, the question of issuing such general obligation bonds is submitted to the electors of the District and a majority of the electors voting on such proposition authorizes the issuance of the general obligation bonds,

WHEREAS, the Board of Park and Recreation Commissioners of the District has determined it is desirable and necessary to acquire land for park purposes within the boundaries of Unified School District No. 229, Johnson County, State of Kansas (Blue Valley School District), and to develop thereon soccer fields, training and community facilities, concessions, restrooms, general maintenance facilities and all related appurtenances; and

WHEREAS, the Board of Park and Recreation Commissioners finds it advisable to authorize and provide for the calling of a bond election in the District for the purpose of submitting to the qualified electors of the District the question of issuing general obligation bonds of the District to pay the costs of the soccer park;

NOW THEREFORE IT IS RESOLVED BY THE BOARD OF PARK AND RECREATION COMMISSIONERS OF THE JOHNSON COUNTY PARK AND RECREATION DISTRICT:

SECTION 1. It is deemed necessary and advisable to acquire and develop the soccer park, at an estimated total cost of \$75,000,000.

SECTION 2. In order to pay the cost of the soccer park, it is necessary to issue general obligation bonds of the District, in an amount not to exceed \$75,000,000, which general obligation bonds shall be issued if a majority of the qualified electors of the District voting on the proposition shall vote in favor thereof at a bond election to be held in the District for that purpose.

SECTION 3. It is authorized and directed that a bond election is called to be held in the District on November 7, 2006, at which time there shall be submitted to the qualified electors of the District the following proposition:

Shall the following be adopted?

Shall the Johnson County Park and Recreation District issue general obligation bonds in an amount not to exceed \$75,000,000 to acquire land for park purposes within the boundaries of Unified School District No. 229, Johnson County, State of Kansas (Blue Valley School District), and to develop thereon soccer fields, training and community facilities, concessions, restrooms, general maintenance facilities and all related appurtenances, all pursuant to K.S.A. 19-2862j, K.S.A. 19-2874 and K.S.A. 10-101 *et seq.*?

SECTION 4. The vote at the bond election shall be by ballot, and the proposition stated above shall be printed on the ballot, together with voting instructions as provided by law.

SECTION 5. The Director of Parks and Recreation of the District shall provide a certified copy of this Resolution to the County Election Commissioner and shall cause notice of the bond election to be given as provided by law by publishing a notice of a bond election (in substantially the form attached to this Resolution) once each week for 2 consecutive weeks in a newspaper of general circulation in the District, with the first publication to be not less than 21 days prior to the date of the bond election.

ADOPTED by the Board of Park and Recreation Commissioners of the Johnson County Park and Recreation District on August 28, 2006.

Paul E. Alvarado, Jr., Chair

ATTEST:

James R. Azeltine, Secretary

NOTICE OF BOND ELECTION

Notice is given to the qualified electors of the Johnson County Park and Recreation District (the "District"), that an election has been classed and will be held on November 7, 2006, between the hours of 7:00 a.m. and 7:00 p.m. for the purpose of submitting to the electors of the District the following questions:

Shall the following be adopted?

Shall the Johnson County Park and Recreation District issue general obligation bonds in an amount not to exceed \$75,000,000 to acquire land for park purposes within the boundaries of Unified School District No. 229, Johnson County, State of Kansas (Blue Valley School District), and to develop thereon soccer fields, training and community facilities, concessions, restrooms, general maintenance facilities and all related appurtenances, all pursuant to K.S.A. 19-2862j, K.S.A. 19-2874 and K.S.A. 10-101 *et seq.*?

The election will be held by ballot at the following voting places, such voting places to serve the following voting district or territories:

[to be supplied by County Election Commissioners]

ADDITIONAL INFORMATION

The following information is provided by the Johnson County Park and Recreation District, Johnson County, Kansas (the "District") as required by K.S.A. 10-120a and K.S.A. 12-6,122. This information is derived from estimates and projections made by the District and its advisors and is based on information which the District and its advisors believe is reliable. These estimates and projections may not be accurate as of the date of the issuance of the bonds because of changes in the municipal bond market which may affect interest rates, changes in assessed valuation of the District, changes in the financial status of the District, or other matters which may not be predicted or are unknown to the District at this time. The estimated rates of property taxation shown below are necessary to pay the principal and interest on the bonds are based upon the current assessed valuation of the District and the projected principal repayment schedule and the estimated average interest rate to be paid on the bonds. The estimated interest rate to be paid on the bonds is based on the average interest rates of comparable recent bond issues. Each of the projections and estimates shown below may vary due to factors which the District cannot predict or control. These projections and estimates assume the issuance of \$75,000,000 in a single bond issue. The District expects to spread principal payments on the bonds over approximately 20 years with an expected final maturity in 2027. The estimated average interest rate of 4.50% results in an estimated total interest cost on the bonds of \$43,213,950. Based on these figures, the District projects that the average annual principal and interest payment on the bonds will be \$5,910,698.

Summary of Estimated Total Project Costs and Sources of Payment

<u>Sources of Funds</u>		<u>Uses of Funds</u>	
Total Amount of Bonds	\$ 75,000,000	Park Land Acquisition and Improvements	\$ 70,941,635
Interest Earnings ¹	3,116,351	Professional Fees ²	3,939,215
		Issuance Expenses ³	119,150
		Capitalized Interest or Project Contingency	<u>3,116,351</u>
Total	<u>\$ 78,116,351</u>		<u>\$ 78,116,351</u>

¹Estimated interest earnings on the investment of bond proceeds during construction. Such earnings are expected to be applied to project costs or to the payment of principal of and interest on the bonds.

²Includes estimated costs of architectural services, engineering, construction administration and related costs.

³Includes estimated financial advisory fees, legal fees, underwriting expenses, municipal bond insurance, official statement printing, bond rating and related costs.

**Estimated Annual Property Tax Mill Levy Rate
for Principal and Interest Payments**

Total estimated mill levy rate necessary 0.693 mills¹

¹ Represents the estimated mill levy needed to pay the principal of and interest on the bonds from property taxes. This figure is based on bond payment information provided above and the District's estimated 2006 assessed valuation.

The election officer conducting the election will be the election Commissioner of Johnson County, Kansas, whose address is 2101 Kansas City Road, Olathe, Kansas 66061.

Dated August 28, 2006.

/s/ _____
Election Commissioner of Johnson County, Kansas

COMMUNITY EFFORTS TO CREATE THE FINEST SOCCER STADIUM AND YOUTH COMPLEX IN THE UNITED STATES

HISTORICAL BACKGROUND

2001.....The Sports Commission & Foundation (SC&F) analyzed and discussed the needs for community sports facilities in the metropolitan area which includes aggressive support of the construction of a world-class soccer facility and youth complex for Major League Soccer in Johnson County along with a permanent home for the National Soccer Coaches Association of America.

April 9, 2002.....Kansas Governor Bill Graves announced the formation of the Johnson County Soccer Stadium and Complex Task Force (co-chaired by SC&F Executive Committee member Fred Logan and Lt. Governor Gary Sherrer).

* The Convention, Sports and Leisure (CSL) study considered 20 championship quality fields adjacent to a stadium. The consensus decided the need for more soccer fields was clear and 100% utilization was assured.

Summary: Construction and successful operation of a Major League Soccer Stadium and championship soccer fields adjacent to the stadium were desirable and could be a tremendous benefit to Johnson County and the State of Kansas.

- * The 25 person Task Force was unanimous and indicated the successful operation of this project was feasible (the substantial economic benefits of the project would outweigh the cost associated with construction).
- * The challenge was having unidentified sources of funding for the project which was NOT part of the Task Force's charge.
- * The discussion led to an effort to consider placing this initiative on the 2004 Bistate ballot for consideration.

December 6, 2004.....Approximately one month after the failure of Bistate 2 for the Arts and the Harry S. Truman Sports Complex, the Hunt Family announced they were going to sell the Kansas City Wizards.

- * Since that time, the SC&F has been working with) a local ownership group (what is now OnGoal concerning the future of Major League Soccer within the metropolitan area.
- * It was understood that a league prerequisite is the construction of soccer specific stadiums for all new franchises.
- * The Hunt Family agreed to provide Kansas with an exclusive period to negotiate definitive documentation to remain in the area.

2005.....We have been working closely with Johnson County officials regarding this project since 2005 to make an informed decision regarding actual feasibility of the development of a soccer specific stadium and youth complex in Johnson County, Kansas.

- * CSL was retained again by the SC & F to further define our market, program, cost, financial and economic parameters of this project.
- * The public-private sector within Johnson County (broad-based support) participated in the funding of the study (including: Shawnee, Olathe,

Lenexa, Overland Park, Parks and Recreation, Heartland Soccer, Sports Commission and OnGoal).

Summary: Johnson County must work together and execute the project cooperatively in large part because this will be the inaugural major league sports opportunity for both Johnson County and the State of Kansas. In order for a project of this magnitude to come together and operate successfully, the appropriate public-private partnership, properly structured lease and subsequent operating agreement must be solidified.

NOTE: Johnson County's (and the region) youth soccer participation numbers are very strong and rank high nationally; there is a lack of quality facilities within both Johnson County and the region.

November 21, 2005.....A committee (RODA) was formed in conjunction with Johnson County Parks and Recreation to comprehensively review, opine, discuss and advise Johnson County on the intricacies of a proposal to bring a soccer complex/development to Johnson County, Kansas.

This group was comprised of civic volunteers, representing broad-based skill sets and diverse experience within the community. The goal was clear: to make a recommendation (independently of but in concert with economic development) to the aforementioned stakeholders of the thorough feasibility study and analysis by CSL.

The Johnson County Community RODA committee unanimously endorsed the findings of the CSL feasibility study and issued a strong statement of support to the Board of County Commissioners for this project in December, 2005.

MLS REQUEST FOR INFORMATION.....Johnson County Communities were invited to submit proposals (Request for Information) that have interest in hosting a Major League Soccer team in a soccer specific stadium.

The Request for Information was the first step in helping determine interest and capabilities of local governing bodies to enter into a public-private partnership to develop and build a world class soccer specific stadium and tournament quality soccer complex.

* The proposed site, access, multiple uses, local amenities, community strengths, sports participation, demographics, existing facilities and local soccer clubs and organization support was all emphasized in the response.

MLS REQUEST FOR PROPOSAL.....The information was evaluated and a Request for Proposal was sent to those communities that submitted potential sites, demonstrated desire, capability and a cooperative approach.